

COUNTY OF YORK

MEMORANDUM

DATE: April 27, 2001 (BOS Mtg. 5/1/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Yorktown Village Activity District Accessory Structure Approval – Yorktown Masonic Lodge

Issue

Mr. Jack Adams has applied on behalf of the Yorktown Masonic Lodge for zoning authorization to place an accessory storage shed on property located at 221 Ballard Street in Yorktown. The subject property is located across Ballard Street from the County Administration Center. Pursuant to Section 24.1-327 (b)(3) of the Zoning Ordinance, proposed enlargements or extensions of any non-residential uses (including new or expanded accessory uses) may be approved by the Board of Supervisors by resolution and without public hearing if they represent less than a 25% increase in floor area or lot coverage.

Considerations

1. The applicant's proposal involves the placement of a 12' x 12' pre-fabricated storage shed on the rear portion of the subject property. The shed will be located behind the existing lodge hall building and will be positioned approximately 10 feet from the rear property line. The 144 square-foot shed is well below the 25% floor area/lot coverage threshold.
2. The proposed shed is a traditional design with wood siding to be painted white to match the existing structure on the property. The roof shingles will match those on the lodge hall. The shed design is consistent and compatible with the character of the existing structure on the property as well as those that are adjacent. The shed will not be on a permanent foundation and will be shielded from view from Ballard Street by the existing building.

Recommendation

I recommend that the applicant's request be approved through the adoption of proposed Resolution No. R01-99.

Carter/3337:jmc

Attachments

- Vicinity Map
- Rendering of proposed shed
- Proposed Resolution No. R01-99